

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: DJP Inc. & COF LLP/
Villagio Treviso

Case #: 144-R-02

Date: 12/10/02

Comments:

No comments.

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Division: Engineering

Member: Tim Welch
Engineering Design
Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email:
timw@cityfort.com

Project Name: DJP Inc. & COF LLP/
Villagio Treviso

Case #: 144-R-02

Date: 12/10/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. It appears that the sewer design for this site could be revised for simplicity. Consider utilizing the existing lateral with wye to lot line between lots 23 and 24 to service both buildings. Preliminary evaluation with the Plumbing Plans Reviewer resulted in our finding that the existing lateral could service both buildings. This alternative would be favored over an additional tap to the City's main and save the owner \$1,500 in tapping and installation fee for the new six (6) inch lateral.
3. Utility easements for the common area and servicing the sewer laterals will still be necessary for the site, but would be required anyway regardless of whether a new lateral is installed.
4. Note that all laterals proposed for serving these units must be run on the property. The side sewer lateral designed from the existing 6-inch City lateral cannot be installed under the public sidewalk as proposed on plan C-1 of 2.

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5. Cleanouts shall be located on the property as well and the cleanout servicing the lateral heading off to the west may require an extension to the pervious area to avoid vehicle loads in the entranceway.
6. Please revise the water services for three per tap and indicate the diameter of the service.
7. Meter locations shall be within the public right of way near as possible to the back of sidewalk.
8. Include the City's standard water detail sheet and remove the water service detail included on sheet C2 of 2. The City's standard sheet is found as follows [www@ci.ftlaud.fl.us/other](http://www.ci.ftlaud.fl.us/other%20popular%20pages/engineering/symbols%20library%20(.zipfiles)/STDWTDET.dwg) popular pages/engineering/symbols library (.zipfiles)/STDWTDET.dwg. The engineer may note that sewer detail sheet is located here as well.
9. Please delineate the required parking spaces for units in a parking summary table.
10. The parking for each unit shall be 18 ft. long with a minimum of 24 ft. for back out in aisle serving the development.
11. Consider and review landscaping proposed in what will be required utility easements where the new sewer laterals will be required. This piping will need to be maintained by owners (not City) and any interference with tree roots may become an undesirable problem.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: DJP Inc. & COF LLP/
Villagio Treviso

Case #: 144-R-02

Date: 12/10/02

Comments:

- 1) Show hydrant location and provide a flow test.
- 2) Fire sprinkler system required at permit phase.
- 3) Civil plan required showing fire mains. If fee simple, then each unit requires its own sprinkler system.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: DJP Inc. & COF LLP/
Villagio Treviso

Case #: 144-R-02

Date: 12/10/02

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: DJP Inc. & COF LLP/
Villagio Treviso

Case #: 144-R-02

Date: 12/10/02

Comments:

1. In the RML-25 zoning district 35% of the gross lot square footage is to be provided as landscape area. This would be 6,402 square ft. The "Site Data Table" shows 4,860 sq. ft. of "net green space".
2. At least ½ of the street trees should be shade trees.
3. All Tree Preservation Ordinance requirements apply. Equivalent replacement for trees removed to be above minimum site Code requirements.
4. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
5. Make sure there are no conflicts between the canopy of existing trees and proposed trees.

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Division: Planning

Member: Angela Csinsi

Project Name: DJP Inc. & COF LLP/
Villagio Treviso

Case #: 144-R-02

Date: 12/10/02

Comments:

Request: Site Plan Level II Review for nine townhouses.

1. It appears that the front façade does not comply with the minimum 25% requirement (5 foot set back) found in ULDR Sec. 47-18.33.B.3. Verify that this has been satisfied.
2. Discuss the proposed turning radius onto SE 13 Street with engineering representative.
3. No survey was provided with the plans. Provide a current survey for the site prior to final sign off.
4. The proposed trellis for guest parking cannot encroach into the rear setback. Please revise.
5. Provide a dimension from the pool to the rear property line and from the lightposts to the front property line. Lightposts must not encroach into front yard setback.
6. Provide additional architectural detail on north elevation.
7. Show the proposed gates, walls and fences on the site plan as well as the landscape plan.
8. Additional comments may be forthcoming at DRC meeting.

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Division:	Police	Member:	Det. C. Cleary- Robitaille 954-828-6419
Project Name:	DJP Inc. & COF LLP/ Villagio Treviso	Case #:	144-R-02
Date:	12/10/02		

Comments:

1. Will impact resistant glass be used?
2. Will there be a security fence/gate at project openings?
3. Will this fence/gate be electronically controlled by card access system? If not, how will access to project be controlled?
4. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
5. Will all garages have secondary locking devices?
6. Will first floor entry doors have 180 degree viewing devices? (peep hole)
7. All entry doors and locking devices will have sufficient security rating.
8. Will each unit have a perimeter security system to include glass break detection, and panic buttons for emergency conditions?
9. Please submit comments in writing prior to DRC sign-off.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: DJP Inc. & COF LLP/
Villagio Treviso

Case #: 144-R-02

Date: 12/10/02

Comments:

1. Provide a narrative outlining the proposed projects compliance with section 47-18.33 (point by point).
2. A minimum of twenty-five (25%) of the townhouse group's front façade shall be setback an additional five (5) feet from the rest of the front façade pursuant to section 47-18.33.B.3. Demonstrate compliance on the site and elevation plans.
3. Provide documentation of alley vacation.
4. Trellis over surface parking shall comply with the setback requirement for the townhouse group. See definition of structure in section 47-35.
5. Delineate all pedestrian/utility easements on site plan pursuant to section 47-18.33.B.5.
6. Pool and fence shall not be located in the required pedestrian easement. Provide setback dimensions for the pool and pool barrier.
7. Light fixtures shall comply with the setback requirements of the zoning district in which they are located pursuant to section 47-19.2.R.
8. Additional comments may be forthcoming at DRC meeting.